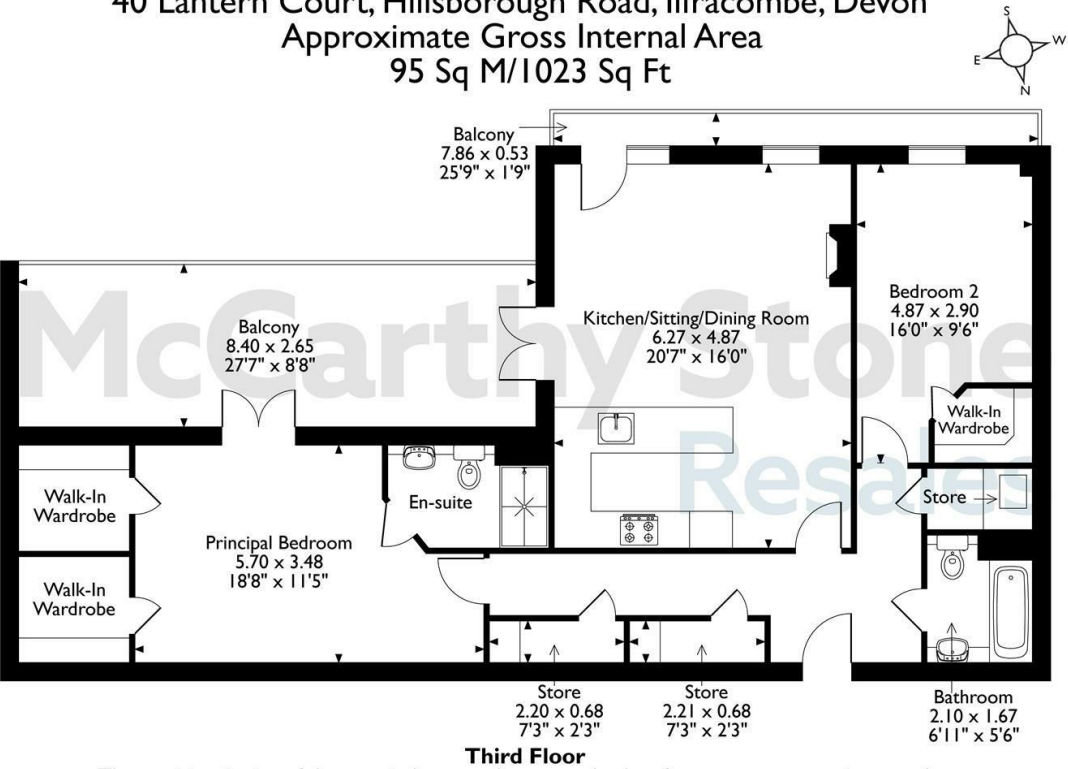


40 Lantern Court, Hillsborough Road, Ilfracombe, Devon
Approximate Gross Internal Area
95 Sq M/1023 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.



40 Lantern Court

Hillsborough Road, Ilfracombe, EX34 9FF



Asking price £270,000 Leasehold

South facing penthouse apartment with two double bedrooms (master en-suite), two balconies and allocated parking space.

Energy Efficient *Pet Friendly*

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

Lantern Court, Hillsborough Road, Ilfracombe

Lantern Court
Completed in 2012 Lantern court is a flagship contemporary development occupying a commanding location with the most breathtaking views across the picturesque Ilfracombe Harbour, Lantern Hill, Capstone, the Bristol Channel and distant Welsh coast. The property was built by McCarthy and Stone specifically for those over 60 years of age. It is located convenient to the High Street and Sea front and local amenities which include a Post office, Pharmacy, Hairdressers, Bakers and Supermarkets. St. James's Park is adjacent to the development with pathways leading to the Harbour.

The development enjoys a host of communal facilities for the benefit of Homeowners not least of which is the beautiful Homeowners lounge with large balcony and magnificent coastal views. In addition, there is a lift serving all floors, mobility scooter store, laundry room and a landscaped garden with harbour viewing deck. Further peace-of-mind is found in the service provided by our House Manager who oversees the smooth running of the development and a 24-hour emergency call system in the apartments and communal areas. There is a guest suite available to receive family and friends for which a small charge per night is made.

The Local Area
Ilfracombe is a seaside resort and civil parish on the North Devon coast, England, with a small harbour surrounded by cliffs. The parish stretches along the coast from the 'Coastguard Cottages' in Hele Bay toward the east and 4 miles along the Torrs to Lee Bay toward the west. There is something for everyone with its picturesque historic harbour of quaint pastel coloured houses, 14th Century chapel perched on Lantern Hill and Damien Hirst's statue Verity standing guard at the entrance surrounded by dramatic clifftop scenery and is directly on the South West Coast Path. With its stunning beaches and coves including the famous Tunnels Beaches, great eateries, numerous art and craft galleries, independent shops, activities and attractions galore it truly is the perfect destination from which to also explore North Devon and Exmoor.

No.40
One of the few apartments of it's size and type, no.40 is situated on the South facing side of the development with an interesting street scene outlook, with harbour views being enjoyed from the homeowners lounge and communal deck & gardens. The accommodation comprises; open plan living room & kitchen with access out on to the two balconies, two double bedrooms (master en-suite and both with walk in wardrobes), plus further bathroom. No.40 also comes with an allocated parking space (charged at £150 per annum).

Entrance Hall
Having a solid Oak veneered entrance door with spy-hole. Wall mounted security intercom system that provides both a visual (via the home-owners TV) and verbal link to the main development entrance door, plus an emergency pull cord. Good size store

cupboard, with light and shelving, houses the Gledhill water cylinder that supplies domestic hot water, along with the Vent Axia unit. Two further storage cupboards are accessed from the entrance hall and a feature glazed panelled door leads to the Living Room.

Open Plan Living Room/Kitchen
Living Area- A generous size living room with fully glazed double doors opening on to the large balcony, plus a further glazed door opening to the smaller balcony. A further window makes this a very light and airy room. A feature fireplaces houses an electric fire, along with a 'Dimplex Quantum' storage heater.

Kitchen Area - Fitted with an excellent range of soft white and dark wood effect units and contrasting granite effect worktop with matching upstands extending to a room divider unit incorporating a stainless steel inset sink unit. Integrated appliances comprise; a four-ringed hob with contemporary glazed splashpanel and stainless steel chimney extractor hood over, waist-level oven and concealed fridge and freezer. Polished tiled floor.

Master Bedroom
A very generous size double bedroom with double doors leading out to the large balcony. Two walk-in wardrobes with light, ample hanging space and shelving. Slimline Dimplex wall mounted electric heater. Door to En-Suite.

En-Suite Shower Room
White suite comprising; double width shower cubicle, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over. Heated towel rail, electric wall heater and emergency pull cord. Fully tiled walls and floor.

Bedroom Two
A further double bedroom with large, full height double-glazed window. Walk-in wardrobe with light, ample hanging space and shelving. Electric wall heater.

Bathroom
White suite comprising; panelled bath with shower above, close-coupled WC, vanity wash-hand basin with under-sink storage and mirror with strip light and shaver point over, Heated towel rail, electric wall heater, emergency pull cord. Fully tiled walls and floor.

Parking
No.40 has an undercover, secure parking space at a cost of £150 per annum.

Additional Information & Services
• Superfast Fibre Broadband available
• Mains water and electricity
• Electric room heating
• Mains drainage

Service Charge
What your service charge pays for:
• House Manager who ensures the development runs smoothly
• All maintenance of the building and grounds, including window

2 Bed | £270,000

cleaning, gardening and upkeep of the building exteriors and communal areas
• 24hr emergency call system
• Monitored fire alarms and door camera entry security systems
• Maintaining lifts
• Heating and lighting in communal areas
• Contingency fund including internal and external redecoration of communal areas
• Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £4,417.67 per annum (for financial year ending 31/03/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to.
(Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

Lease
Lease: 125 Years from 1st January 2012
Ground rent: £495 per annum
Ground rent review date: January 2027
Managed By: McCarthy and Stone Management Services

Moving Made Easy
Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

